# gabor lorant architects inc. 3100 n. 3rd avenue, suite 200

3100 n. 3rd avenue, suite 200 phoemix, arizona 85013-4302 tel. 602 667 9030 fax 602 667 9133 www.gaborlorant.com

### PROJECT NARRATIVE

17 December 2003

The New Scottsdale Senior Center is designed to host a dynamic range of recreational activities and social services for the senior population of Scottsdale. Programs include such diverse activities as physical exercise, computer technology, education, social events, and arts and crafts. The proposed design provides an integrated system of services, resources, and opportunities to help citizens improve their lives, as well as the lives of others, through recreational, social, and wellness programs. Specific activity and support spaces include:

- Multi Purpose Dance Room (wood floor)
- Billiards and Table Tennis rooms
- Dining Hall
- Commercial Kitchen
- Fitness/Exercise Room
- Computer Lab
- Multi Purpose Rooms
- Craft Room with Kiln
- Citizens Service Center and Police Offices
- · Offices, brokered agencies and space for support groups

## **Building Character**

The 37,500 square foot facility is a showcase for natural lighting and sustainable design. Roof planes extend north from the southern patio to provide clerestories with optimal solar orientation and effectively diffuse north light within the building's interior. Shade structures protect the building's transparent structures from direct sun. Solid wall planes and landscape materials are arranged to protect the interior spaces from harsh east and west sun. Additional roof planes within the architecture are available for photovoltaic system integration within the overall design. The height of the building varies from fourteen feet (14') on the northern edge to twenty-six (26') at the central spine and southern edge.

### Materials and Finishes

Long-term performance, environmental sustainability and appearance have strongly influenced the material selections. The proposed building material palette includes locally produced masonry, terrazzo ground concrete, regionally sourced pre-finished metals, ceramic tile, regional stone and an environmentally sustainable selection of woods.

Colors for the project are similarly drawn from a regional palette with an emphasis on warm desert tones. Wood products including the hardwood flooring specified for the project will bear the Forest Stewardship Council (FSC) label to assure that the project's hardwood products are sourced from forests that have been managed according to FSC standards.

### Internal Organization

The internal organization of the facility is structured around a simple circulation system that is both easy to navigate and manage. Corridors extend outwardly from the primary circulation space that extends along the building's east/west axis. Views along the main circulation space are afforded from a centrally positioned reception desk within the main lobby space.

Entry and circulation through the building begins with a clear "front door" that is marked by a grand masonry wall that sweeps through the Lobby and the building. On entry to the Center, a light filled central reception space greets the building's occupants. A north-facing clerestory window, extending from the reception space along the length of the main circulation corridor, provides generous daylight within the space. Insulated, translucent glazing allows diffused light to enter the large multipurpose rooms while north facing windows bring natural daylight into the multipurpose classrooms and circulation spaces.

Where practical, storage spaces serving classrooms are located adjacent along a corridor wall. An additional set of doors between the storage space and corridor permits the contents of the storage area to be shared between classrooms and permits staff access to the storage area without disruption of the adjacent classroom.

# gabor lorant architects inc. 3100 n. 3rd avenue, suite 200

3100 n. 3rd avenue, suite 200 phoenix, arizona 85013-4302 tel. 602 667 9030 fax 602 667 9133 www.gaborlorant.com

## Accessibility

Care has been taken to provide a high level of occupant accessibility. Accommodations for individuals with both mobility and sensory impairment have been implemented throughout the proposed design. All public areas are accessed through doors having a width of at least 42". All doors in the facility exceed the minimum ADA requirements for accessibility. Main entry doors as well as restroom doors are provided with automatic openers.

Seating is provided within the Lobby, serving the passenger pick-up/drop-off area near the front entrance. The seating is located to permit visual observation of the entry area so that occupants can comfortably wait to be picked up by a car or van. Corridors handrails will provide additional safety and comfort of movement within the facility.

## LEED™

An acronym for Leadership in Energy and Environmental Design, LEED<sup>TM</sup> is a rating system for the sustainability of building projects developed by the U.S. Green Building Council. Gabor Lorant Architects has actively implemented integrated, whole-building design practices, using LEED<sup>TM</sup> criteria, in the development of the Senior Center. Rigorous planning, designed to achieve the high levels of LEED<sup>TM</sup> certification within the constraints of the budget, will continue through the course of the project. The Design Development phase of the project will bring further emphasis on state-of-the-art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

### Public Art

Mr. David Joyce has been selected to provide art for the facilities under the City's Percent for the Arts program. Several central locations within the main lobby have been established as sites for Mr. Joyce's work. Gabor Lorant Architects will continue to collaborate with both the City and Mr. Joyce to create a well-integrated installation of artwork.

### Site and Site Context

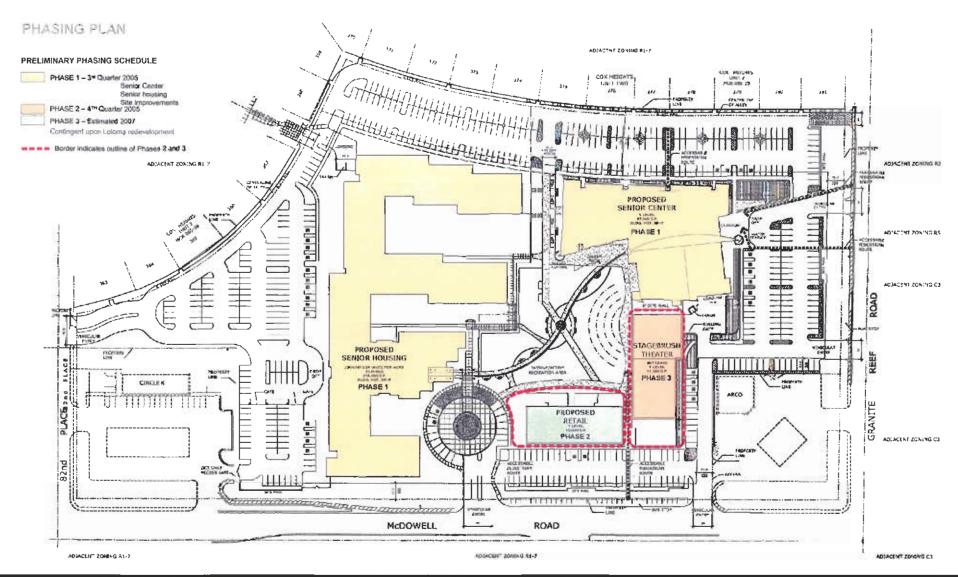
The proposed design provides a core presence within the site, and invites seniors to the Center's many features and programs. The main entry offers an inviting eastern approach from Granite Reef Drive while the south patio/plaza provides a welcoming entry for residents of the adjacent senior housing complex. A continuous and level walkway, suitable for walking, scooters and wheelchairs, extends from the building entrances to the public sidewalks, Senior Housing, Theater and Retail Buildings. The walkway will to be separated from vehicle circulation to the greatest extent possible, or, will be delineated as a defined walkway (with contrasting paving). Site lighting along pathways and at the approach to building entrances will be designed to provide safety and, as appropriate, adhere to the stringent LEED<sup>TM</sup> criteria for the reduction of light pollution.

Formal geometries within the Center's composition provide a series of visual and physical destination points for paths and vistas extending across the common plaza from the Senior Center to the Senior Housing, Retail and Theater. Exterior courtyards adjacent to the common plaza provide additional activity space for the Senior Center programs and permit the Center's seniors to engage and enjoy the site and the site's numerous amenities. The Multipurpose Lunch Area includes a sheltered eastern patio to provide an indoor-outdoor space that captures early morning sun while providing shade and shelter at midday.

Hardscape and landscape materials are drawn from warm desert shades, and are to unify the look and feel of the overall complex of structures.

### Landscape/Open Space

All of the McDowell Village buildings enjoy access to the central, one-acre courtyard. The landscape planting design for the project will present a lush appearance, but will emphasize low water use plant materials. All plant materials used in this project will conform to the Arizona Municipal Water Users low water use plant list.



McDowell Village Mixed Use Development scottsdale • arizona

98-DR-2003 12-18-2003

# CITY OF SCOTTSDALE SENIOR CENTER

#### **ELEVATIONS**









- CATALLE AND EQUE (ALC STAND LANGERS) (AND LANGES) (CORD. OF JACKSES) (SECT.) 18-407

  BECOM INVESTMENT ADMINISTRES (OCTOR.) (SECTION ADMINISTRES)

  BECOM INVESTMENT ADMINISTRES (OCTOR.) (SECTION ADMINISTRES)

  BECOM INVESTMENT ADMINISTRES (OCTOR.) (SECTION ADMINISTRES)

  SECTION (SECTION ADMINISTRES) (SECTION ADMINISTRES)

  SECTION ADMINISTRES) (SECTION ADMINISTRES) (SECTION ADMINISTRES)

  SECTION ADMINISTRES (SECTION ADMINISTRES (SECTION ADMINISTRES)

  SECTION ADMINISTRES (SECTION ADMINISTRES (SECTION ADMINISTRES (SECTION ADMINIS
- expenses actionated by Presence satisfacts encounter Theory water. Amendment appropriational participals Monocola Cover, VE Transfers (COLO) (A. Challesia, F. 19) 21/1 GIYTHING ROTHMOND IN CHIEFAM.



McDowell Village Mixed Use Development

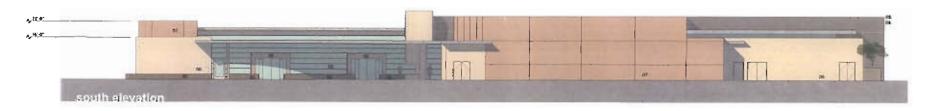
scottsdale • arizona

98-DR-2003 12-18-2003











- INTERIOR LEXTERIOR MANY ENTRANCE FLOORING I HONEL GROUND CONCRETE.
   INTERIOR LEXTERIOR MANY ENTRANCE TOORING I HONEL GROUND CONCRETE.
   INTERIOR LEXTERIOR MANY ENTRANCE TOORING I HONEL GROUND CONCRETE.

- SHICK MADONITY VENERAL ACCION? INHORMS COLUM: MICETOL WATTE!

  55. STORM VENERAL TRAVENTINE / COLUM: MEDIAM VALANT HOMEO

  PLASTER OVER METAL STUD TRAVAMOS JANGT FRIEND: COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER METAL STUD TRAVAMOS AND PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER PRIMER / COLUM: GE: CHISTORY | BY MAY

  PLASTER OVER PRIMER / COLUMN | BY MAY

  PLASTER OVER PRIMER / COLUMN
- (IR. DIAZNO BOLARSCREEN-OMBEN
  (IR. WINNOWN STORMSHOW) SYSTEM POWDERCOAE ALIMBRIANGOLDIS-DE WHITENY (SPSH-)
  (II. SCHAFFELMM AREA
  (II. SCHAFFELMM AREA
  (III. SCHAFFELMM AREA
  (III.

CITY OF SCOTTSDALE SENIOR CENTER

ELEVATIONS SCALE: Y'= 10'0"



98-DR-2003 12-18-2003